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211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

## HPC 16-15

January 12, 2017

**To:** Historic Preservation Commission  
**From:** Richard Hubler, Planning Intern  
**Through:** Steven Meier, Director of Planning and Community Development / Parks & Recreation  
**Location:** 111 West B St.  
**Applicant:** Deanna Robinson  
**Owner:** K+K IV, LLC  
**Year Built:** 1900  
**Legal Description:** NWLY 66 FT LOTS 1-2 + SWLY 23 FT OF LOT 3 BLOCK 48, SOUTH PUEBLO SUBDIVISION  
**Resource(s):** Various  
**Zone District:** HB, Historic Business District  
**Request:** Certificate of Appropriateness: Install window decals on store front.

### Synopsis

The applicant is proposing to install window decals on the store front windows and on the door and entryway windows.

### Analysis

The normal Historic Preservation Commission process for a Certificate of Appropriateness requires a review for proposed alterations to buildings listed on the historic register and in historic districts, therefore the HPC must look to the Secretary of Interior's Standards for Rehabilitation and past administration of the HPC Codes to make a finding. Since the proposed work involves an installation to the exterior, street front façade of the building, the project does require a Certificate of Appropriateness. The potential for the work to affect the character of the district and building exists so it does fall under the review of the HPC. The Historic Business District Guidelines provide guidance regarding window signage: "window signs shall not cover more than 25% of a window, and 20% of each door window" and "type styles should promote the traditional historic character of the District."

### Recommendations:

Staff recommends APPROVAL of the Certificate of Appropriateness for 111 West B ST, with the following conditions:

1. Type style font is adjusted to promote traditional historic character.
2. Sign on window 1 is reduced to 9 square feet or less than 25% of window area.

### Exhibits

- A. Findings of Fact
- B. Aerial Overview Map & Zoning Map
- C. Photo Record
- D. Application and attachments

## Exhibit A:

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### FINDINGS OF FACT FOR A CERTIFICATE OF APPROPRIATENESS

1. The proposed work conforms to the intent and purpose of this code.
  - Comments:  
*Affirmative finding. The proposed window decals will be compatible with the existing building window treatments in the Union Avenue Historic District.*
  
2. The proposed work will preserve the special character, interest and value of the landmark or historic district and its environs.
  - Comments:  
*Negative finding. The proposed window treatments generally conform to the code requirements for window signs, however the type style is modern and “window 1” size exceeds the 25% coverage allowed in HB zone guidelines.*
  
3. The proposed work would not be an adverse impact on the exterior features of the landmark
  - Comments:  
*Affirmative finding. The proposed window treatments conform to the code requirements for window signs and are non-permanent/removable.*
  
4. The proposed work would be harmonious with the character of the historic structure.
  - Comments:  
*Affirmative finding. Window signs have been a traditional element found in the historic business district. This application is consistent with similar window signage issued a Certificate of Appropriateness by HPC for 322 South Union Ave (case HPC-16-11 9/8/2016).*
  
5. The proposed work will be compatible with respect to scale, form, and composition of principal facade and relationship to the street.
  - Comments:  
*Affirmative finding. The proposed window treatments conform to the code requirements for window signs.*

Exhibit B: Aerial Overview Map



Zoning Map

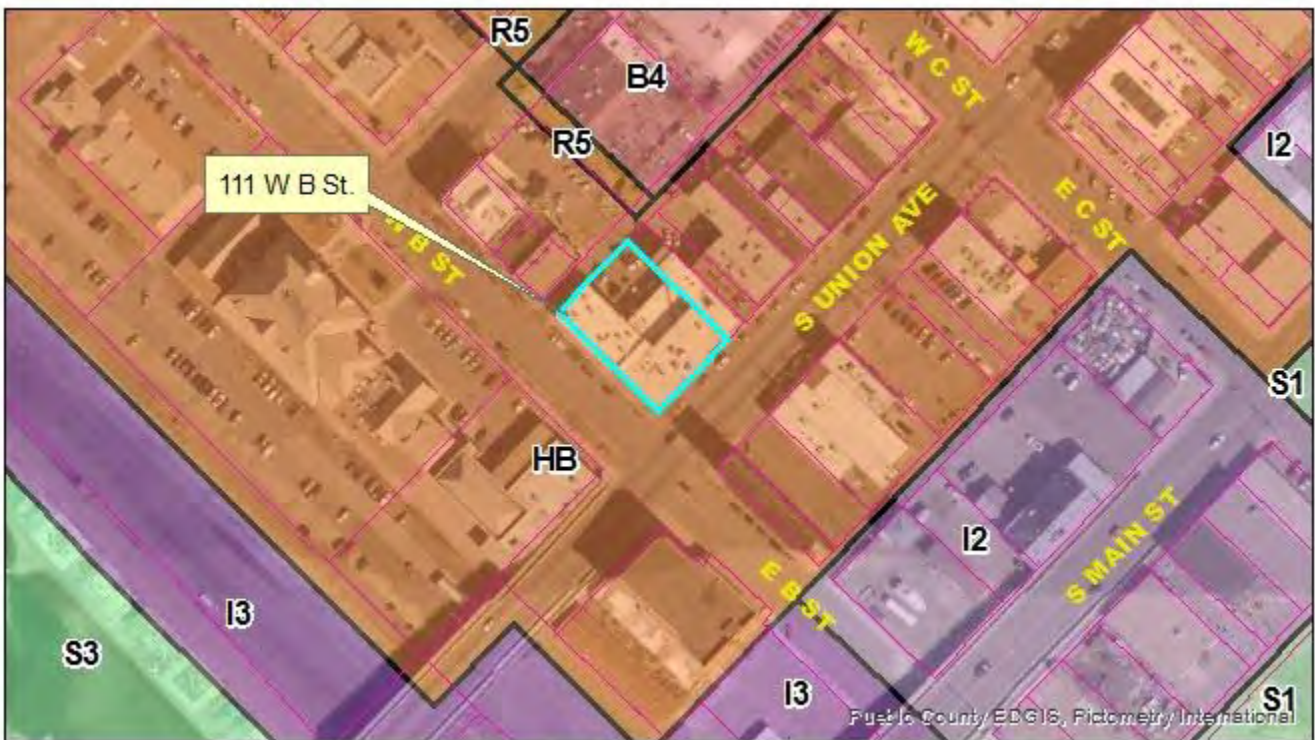
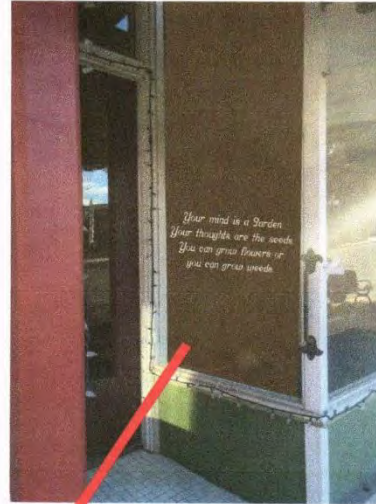


Exhibit C: Photo Record

ATTACHMENT D



	Window (1)	Sidelight (2)	Door (3)	Sidelight (4)	Window (5)
Glass:	91"h x 58"w	91"h x 33"w	64"h x 27"w	91"h x 39"w	91"h x 62"w
Decal:	50"h x 52"w (18 SF)	11"h x 24"w (1.8 SF)	8"h x 27"w (1.5 SF)	16"h x 36"w (4 SF)	22"h x 54"w (8.25 SF)
Coverage:	49.1%	8.8%	12.5%	16.2%	21.1%

Totals: Window Area: 133.33 SF  
 Proposed Decal Area = 33.55 SF or 25.16% Coverage

Please note that windows extend above awning.

Store frontage is 16 feet.

111 West B Street



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Certificate of Appropriateness Application

Residential: \$75

Please type or **print** clearly. Illegible applications will not be accepted.

Non-Residential: \$150

Property Owner:		Applicant (if different from property owner):		
Contact Info	Name: K+K IV LLC	Name: DEANNA ROBINSON		
	Address: 125 W.B ST.	Company: PERSONAL IMPACT FOUNDATION		
	Zip: 81003	Address: 111 W.B ST.	Zip: 81003	
	Phone: (719) 575-2881	Phone: (828) 543-1135	Fax: _____	
	Email: DMOLELLO@Dnes-HEALY.com	Email: DEANNA@PersonalImpactFoundation.org		
The applicant will be the primary contact unless otherwise noted.				
Property Info	Property Address: 111 W. B ST. - 81003		Grand Signs	
	Parcel No: 536409016			
	Legal Description: LOTS 29 to 32 BLK 48 SOUTH PUEBLO			
	Property Size: 16' Frontage x 45' Depth - 720SF Zone: H-B			
Project Information	<b>General Information</b>			
	Name of structure:			
	Provide a short description of the proposed work: (separate narrative as Attachment A also required) INSTALL DECALS ON FRONT WINDOWS			
	Type of Historic Registry: <input type="checkbox"/> National <input type="checkbox"/> State <input type="checkbox"/> Local			
	Scope of work: (Mark all that apply and attach a detailed description as Attachment A)	<input type="checkbox"/> New construction		
		<input type="checkbox"/> Addition - % of existing _____ %		
		<input type="checkbox"/> Modification		
		<input type="checkbox"/> Paint:		
		<input type="checkbox"/> New Colors _____   <input type="checkbox"/> Repaint same colors _____		
		<input type="checkbox"/> Paint removal		
<input type="checkbox"/> Awning				
<input type="checkbox"/> Replace or add windows or doors				
<input checked="" type="checkbox"/> Signs - WINDOW & DOOR DECALS				
<input type="checkbox"/> Reroof				
<input type="checkbox"/> Demolition				
<input type="checkbox"/> Maintenance of stone or brick				
<input type="checkbox"/> Certificate of economic hardship				
<input type="checkbox"/> Lighting				
<input type="checkbox"/> Other: _____				

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HPC 16

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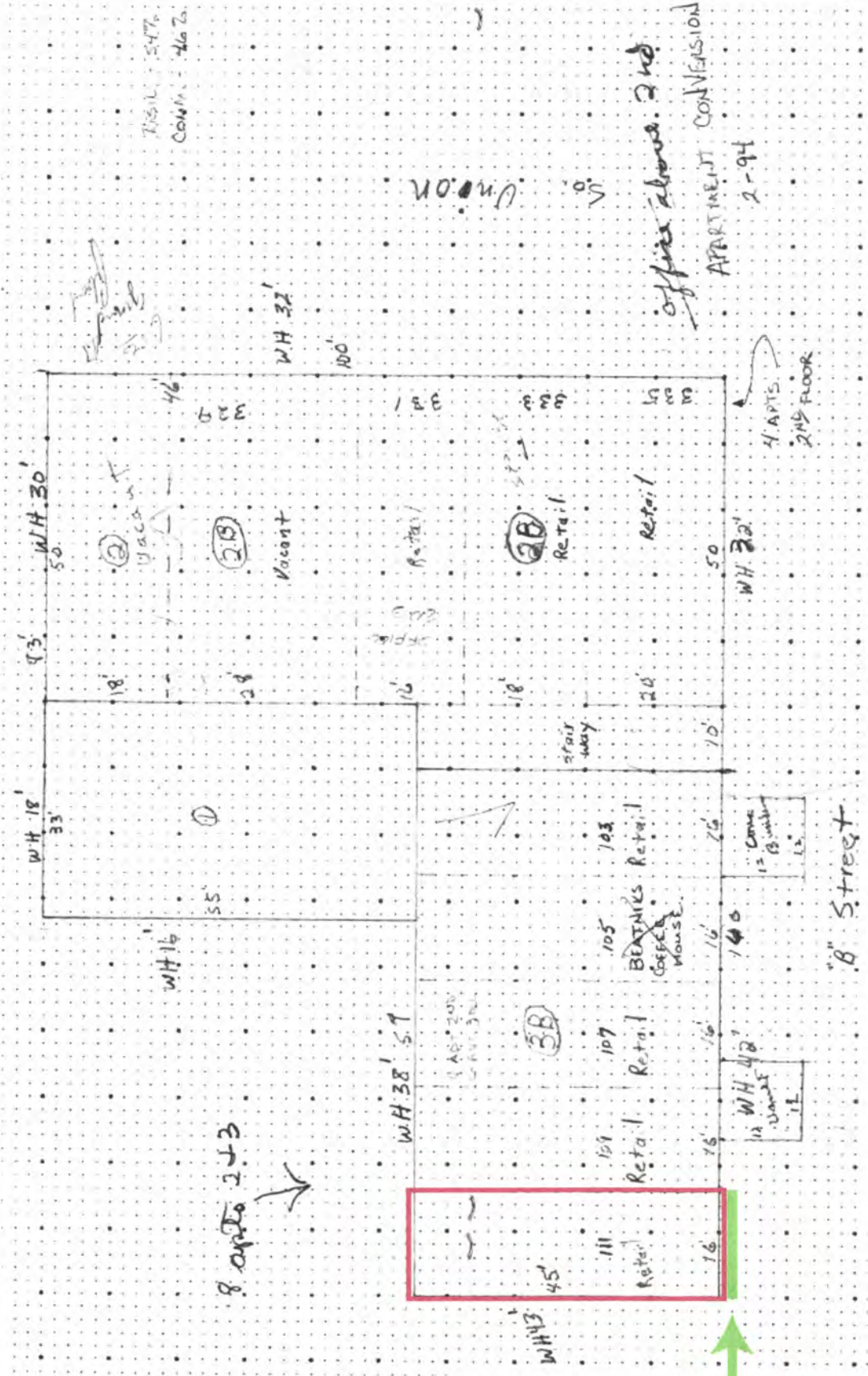
<b>Project Information</b>	<b>Existing Building Information</b>	
	Area?	720 SF
	Storefront width?	16'
	Height?	12'
	Materials?	MASONARY
	Year built?	1900
	<b>Proposed Construction Information</b>	
Area?		
Height?	NOT APPLICABLE	
Materials?		
Additional information regarding the specific request:		
<b>Attachment Checklist:</b>		
<b>Terms</b>	The following list of attachments are required to accompany all applications:	
	<input type="checkbox"/> A. Explanation of the request as listed above. Be specific. <input type="checkbox"/> B. Site plan detailing the request (See site plan requirements sheet). <input type="checkbox"/> C. Applicable application, if any (i.e. Single Family Home Application). <input type="checkbox"/> D. Photographs. <input type="checkbox"/> E. Color samples. <input type="checkbox"/> F. Additional information that you believe justifies the request.	
<b>Terms</b>	By signing below, the Property Owner and Applicant are representing that each understands and agrees to the following terms:	
	1. Authorized personnel from the City of Pueblo, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application, including Certificate of Occupancy Inspections. 2. There are no known hazards or vicious animals present on the subject property. 3. All information contained in this application, is true and accurate to the best of my knowledge. 4. The City of Pueblo is under no obligation to approve the request contained in this application. No promises of approval are conveyed with the acceptance of this application. 5. It is highly recommended that a licensed surveyor complete a property survey before any construction takes place. The property owner is responsible for any construction that takes place within the boundaries of their property. The city may require any construction built outside of the property legal boundaries or within any setbacks (by intent or error), to be removed at the owners' expense.	
<b>Signatures</b>	<b>Property Owner</b>	
	Print Name:	Daniel Molello Mgr
	Signature:	<i>[Signature]</i> Date: 12/15/16
	<b>Applicant, if different from Property Owner</b>	
Print Name:	Leanna L. Robinson - Personal Impact Foundation	
Signature:	<i>[Signature]</i> Date: 12.16.16	
<b>Office Use Only</b>	<b>Zoning Compliance (Completed by City Staff)</b>	
	Application received by:	Date:
	Hearing date:	Case #:
	Application approved by:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions <input type="checkbox"/> Administrative Approval
Date:		
		<b>Receipt:</b>

## **ATTACHMENT A:**

**We are requesting that we be allowed to install decals on our store front windows per the attached proposed layout. For your convenience, we have overlaid the proposed decal layout onto a scaled photo of the store front.**

**The purpose of the decals is to identify our non-profit foundation, to offer words of encouragement, and to provide our contact information.**

# ATTACHMENT B



111 West B Street

PROPOSED  
DECALS



# ATTACHMENT D



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## **ATTACHMENT F:**

**We feel our request is reasonable because, if we are to reach into the lives of fellow Puebloans, people will need to know where we are and how to contact us. We are not requesting that we be allowed anything extravagant or different from any of the other existing Historic District businesses, many of which have far more window coverage than we are requesting.**

**Thank you for your consideration.**